

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting  
Tuesday, July 19, 2022 – 7:00 P.M.**

From a computer, tablet or smartphone:

<https://global.gotomeeting.com/join/149780341>

**By telephone:**

**+1(872) 240-3212 - Access Code: 149-780-341**

**One-touch: <tel:+18722403212,,149780341#>**

## **MEMORIALIZATION**

Vatra Auto Services, LLC  
777 Ridgewood Avenue  
*Attorney: Steven M. Hambro, Esq.*

**RE: Block 168.02, Lot 78**

Site plan, use and bulk variances to legitimize the existing use of the subject site as a truck repair facility, and proposes to construct a 5,240 sq. ft. one-story addition for equipment and truck storage to the existing 4,267 sq. ft. one-story building, improve the existing parking area, restore the required buffer area and other associated site improvements.

*I-1 Industrial Zone District*

## **CARRIED APPLICATION**

Quick Chek  
Route 130 and Nimitz Place  
*Attorney: Henry Kent-Smith*

**RE: Block 230, Lot 15**

Bifurcated use variance to construct a 5,670 square foot convenience store, a 6,565 square foot gasoline service pump area to include eight (8) fuel dispensers with sixteen (16) gasoline fueling positions and a canopy covering the entire gas fueling area, eleven (11) indoor seats and eight (8) outdoor seats, associated site improvements and a (100) foot natural buffer area.

*R-2 Single Family Residential Zone*

## **BOARD DETERMINATION**

CarOne Auto, LLC  
1020 Apache Street  
*Attorney: James A Mitchell, Esq.*

**Block 82, Lots 4.02, 11 and 12**

Board to make determination whether CarOne Auto, LLC may resubmit an altered site plan application for Use Variance, Bulk Variances and Site Plan approval, or the application shall to be rejected on the grounds of res judicata. The original application for essentially the same use was denied on June 16, 2020, resolution date September 15, 2020.

*R-3 Residential Single Family Zone*

# NEW APPLICATIONS

Iglesia Pentecostal De Jesucristo  
Revelacion Divina, LLC  
1224 Livingston Avenue  
*Attorney: James E. Stahl, Esq.*

Allesha Jaddu  
581 Allgair Avenue  
*Attorney: Steven M. Hambro, Esq.*

**RE: Block 137, Lot 2**  
Site plan waiver request, use and bulk variance to convert an existing one-story office building into a place of worship. This application requires a parking variance.  
*R-3 Residential Single-Family Zone*

**RE: Block 198, Lot 39**  
Bulk variances to partially demolish an existing one-story single-family dwelling and construct a two-story single family dwelling on the existing building footprint. Side yard setback, lot area, lot width, side and rear yard setback for the detached garage and side yard setback for the driveway variances are proposed.  
*R-4 Single Family Residential Zone*